



Article 4, Section 13. - X Transitional zoning district.

13.1 Purpose of the district.

The purpose of this district is to provide for: the reasonable and orderly interim regulation of use and development of land within the said annexation area ~~which was previously zoned county AR1, JLMA2, JLMA3, PD-GI, RC, PDH6.~~

*Staff Note: Article 2, Section 6 regulates the interim zoning of annexed areas and currently provides for only AR1, JLMA2, JLMA3, and RC properties to receive a designation of X when annexed. As part of this proposal, any and all annexed properties would be designated X after annexation, and the uses allowed within the district have been significantly restricted to emphasize the transitional nature of the district and incentivize the property owner to seek a permanent zoning district classification.*

USE	X EXISTING	X PROPOSED	COMMENTS
<b>Accessory buildings and uses</b>		X	As <i>Accessory Buildings and Uses</i> are always secondary and related to the principal use of a lot, they should always be permitted.
<b>Agriculture, forestry, and fisheries...</b>	X		Use deleted to restrict the uses allowed in a transitional district.
<b>Assisted living facility &lt; 9 individuals</b>		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Assisted Living Facilities</i> housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.
<b>Bed &amp; Breakfast</b>		X	Limited to a maximum of 4 guest rooms, <i>Bed and Breakfasts</i> are permitted as they have the lowest impact of any lodging use allowed by the zoning ordinance and generally have a residential character. May be an accessory use to <i>Dwelling, single family detached</i> .
<b>Bed and breakfast home stay establishments</b>	X		Remains permitted as <i>Bed &amp; Breakfast</i> .
<b>Bus shelters</b>		X	A policy of the comprehensive plan is to “encourage and support transit systems and facilities to reduce energy, protect the environment, and maintain Town character and quality of life” (pg. 96), and <i>Bus Shelters</i> would only be permitted subject to use regulations limiting their placement to arterial and collector roads (e.g. Main Street, N. 21 <sup>st</sup> Street, A Street, etc.) as displayed on page 41 of the <i>Townwide Transportation Plan</i> . <i>Bus Shelters</i> <u>could not</u> be placed on small local streets.
<b>Cemetery</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.

USE	X EXISTING	X PROPOSED	COMMENTS
<b>Child care, residential</b>		X	Permitted because § 15.2-2292 of the <i>Code of Virginia</i> requires child care within residences serving 1-5 children to be treated the same as a single family dwelling which is permitted in this district. NOTE: Effective July 1, 2016, § 15.2-2292 will reduce the maximum number of children from 5 to 4.
<b>Church, parish house, convent, monastery</b>	X		Use deleted to restrict the uses allowed in a transitional district.
<b>Circuses, carnivals, or similar temporary activities...</b>	X		Remains permitted as <i>Special Events</i> .
<b>Commercial stable</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Communication tower</b>		SUP	Added as a SUP because they are necessary to provide wireless telecommunications and other communications services for the Town and surrounding area.
<b>Community centers</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Community Garden</b>		X	The proposed changes to the district will essentially make it the Town’s least dense/most rural residential district before the land transitions to another district, so this has been added as a permitted use because it will fit the character of the district.
<b>Country Inns</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Day camp, boarding camp</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Detached single-family dwellings</b>	X		Remains permitted as <i>Dwelling, single family detached</i> .
<b>Dwelling or lodging units for persons employed on the premises...</b>	X		Use deleted to restrict the uses allowed in a transitional district.
<b>Dwelling, accessory</b>		SE	Added as a special exception because they are available to other <i>Dwelling, single family detached</i> lots in other districts, and there is no reason to place extra restrictions on their use in the Town’s least dense residential district.
<b>Dwelling, single family detached</b>		X	Remains permitted (see <i>Detached single-family dwellings...</i> ).
<b>Equestrian facilities, residential</b>		X	The proposed changes to the district will essentially make it the Town’s least dense/most rural residential district before the land transitions to another district, so this has been added as a permitted use because it will fit the character of the district.
<b>Farm machinery sales and service...</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.

USE	X EXISTING	X PROPOSED	COMMENTS
<b>Game preserves, wildlife sanctuaries and the like</b>	X		Use deleted to restrict the uses allowed in a transitional district.
<b>Greenhouse or nursery, commercial, wholesale or retail</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Group homes</b>		X	Permitted because § 15.2-2291 of the <i>Code of Virginia</i> requires <i>Group Homes</i> housing 1-8 individuals to be treated the same as a single family dwelling which is permitted in this district.
<b>Guest farms or ranches</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Guest house (not to exceed 90 days)</b>	X		Use deleted to restrict the uses allowed in a transitional district.
<b>Home occupation</b>	X	X	Remains permitted and will be subject to the use regulations of Article 3, Section 8.
<b>Hospitals</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Kennel</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Lighted Sports Fields</b>		SUP	Added as a SUP due to Woodgrove High School being located within this district.
<b>Manufactured home for use as a tenant house...</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Manufactured home for use during the construction of permanent dwelling</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Noncommercial fairgrounds</b>	X		Remains permitted as <i>Special Events</i> .
<b>Private airport, heliport, flight strip</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Private club or lodge</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Private school for not over 15 pupils</b>	X		Use deleted to restrict the uses allowed in a transitional district.
<b>Private school for over 15 pupils</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Public or governmental buildings and uses...</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Public Utilities, major</b>		SUP	These more intensive utility structures and uses are typically larger and may have greater impacts on the surrounding area, but they are still necessary to provide basic utility services for the Town. For these reasons it is best to ensure they can be located in any location, but they would require a SUP to ensure compatibility with the surrounding area.

USE	X EXISTING	X PROPOSED	COMMENTS
<b>Public Utilities, minor</b>		X	These less intensive utility structures and uses are permitted as they are necessary to provide basic utility services for the Town.
<b>Public utility or public service or transportation uses...</b>	SUP		Use deleted although partially covered by <i>Public Utilities, major; Public Utilities, minor; and School, Public.</i>
<b>Recreational structures or uses related to outdoors recreation, commercial or noncommercial</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Rest home, nursing home, convalescent home, orphanage, or similar institution</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>School, Public</b>		SUP	Remains a SUP (see <i>Public or governmental buildings and uses...</i> ) because Woodgrove High School is located within this district.
<b>Special events</b>		X	Allows temporary events of a limited duration and will be more fully regulated by the Events Ordinance being developed by the Town.
<b>Structures for exhibits and/or demonstrations operated by nonprofit organizations</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Uses permitted below shall be modified by the existing county zoning as it applies to the PDH-6 and PD-GI...</b>	X		Use deleted to restrict the uses allowed in a transitional district.
<b>Veterinary service; animal hospital</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Volunteer fire and/or rescue squad structures or uses</b>	SUP		Use deleted to restrict the uses allowed in a transitional district.
<b>Wayside bus shelters</b>	SUP		Now permitted as <i>Bus Shelters</i> subject to the applicable use regulations.
<b>Wayside stands for display and sale of products produced on the premises</b>	X		Use deleted; no remaining use would produce products.
<b>Yard sale or Garage sale</b>		X	Added as a permitted use because <i>Dwelling, single family detached</i> is a permitted use; will be limited by use regulations to occur no more than 3 days per year.